

3182747 05/24/2004 02:20P Weld County CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

FIRESTONE CENTER FIRST REPLAT

A REPLAT OF LOTS 1 AND 2, BLOCK 2 OF FIRESTONE CENTER, A PART OF THE EAST HALF OF SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
(An adjustment of the Lotlines between Lot 1 and Lot 2)

Know all men by these presents, that Cavalli-Dotson Ventures I, LLC, a Colorado Limited Liability Company and Bluestem of Longmont LLC, a Colorado Limited Liability Company being the sole owners and proprietors of the land shown in this plat and described as follows:

A parcel of land located in the East Half (E1/2) of Southeast Quarter (SE1/4) Section One (1), Township Two North (T.2N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Firestone, County of Weld, State of Colorado and being more particularly described as follows:

Lots 1 and 2, Block 2 of Firestone Center, according to the recorded plat thereof on file in the Office of the Weld County Clerk and Recorder under Reception No. 3100398 as filed August 27, 2003, Town of Firestone, County of Weld, State of Colorado.

Said parcels contain 2.709 acres more or less (±).

Have laid out, subdivided and platted said land as per the drawing hereon contained under the name and style of FIRESTONE CENTER FIRST REPLAT, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents do hereby dedicate to the Town of Firestone the streets, avenues, and other public places as shown on the accompanying plat for public use thereof forever, and do also dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate entities) those portions of said real property which are so designated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be guaranteed and paid for by the subdivider or arrangements made by the subdivider thereof which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter, and pavement and items owned by municipality franchised utilities, other serving public entities and/or Qwest Communications, Inc., which when constructed or installed shall remain and/or become the property of such municipality franchised utilities, other serving public entities, and/or Qwest Communications, Inc. and shall not become the property of the Town of Firestone, Colorado.

[Signature] Cavalli-Dotson Ventures I, LLC,
a Colorado Limited Liability Company
Bailey Dotson - Operating Manager

[Signature] Bluestem of Longmont, LLC,
a Colorado Limited Liability Company
John-Peter B. D'Amico

Executed this 25TH day of MARCH, A.D. 2004.

Executed this _____ day of _____, A.D. 20_____.

State of Colorado)
County of Weld)

The foregoing instrument was acknowledged before me
this _____ day of _____, 20____.

by *[Signature]*
Witness my hand and official seal.
L. SCAMPORINO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires June 9, 2006

Notary Public
My Commission Expires _____

State of Colorado)
County of Weld)

The foregoing instrument was acknowledged before me
this _____ day of _____, 20____.

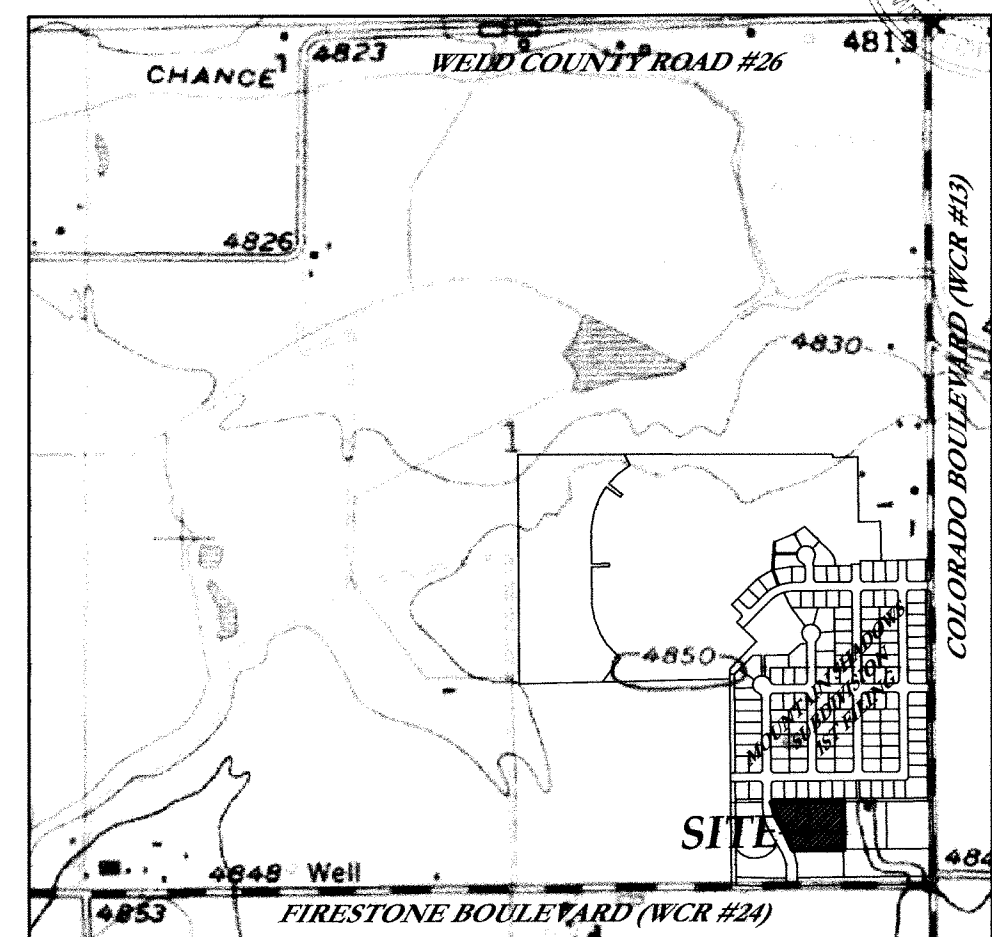
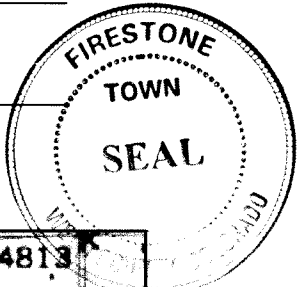
by *[Signature]*
Witness my hand and official seal.
L. SCAMPORINO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires June 9, 2006

Notary Public
My Commission Expires _____

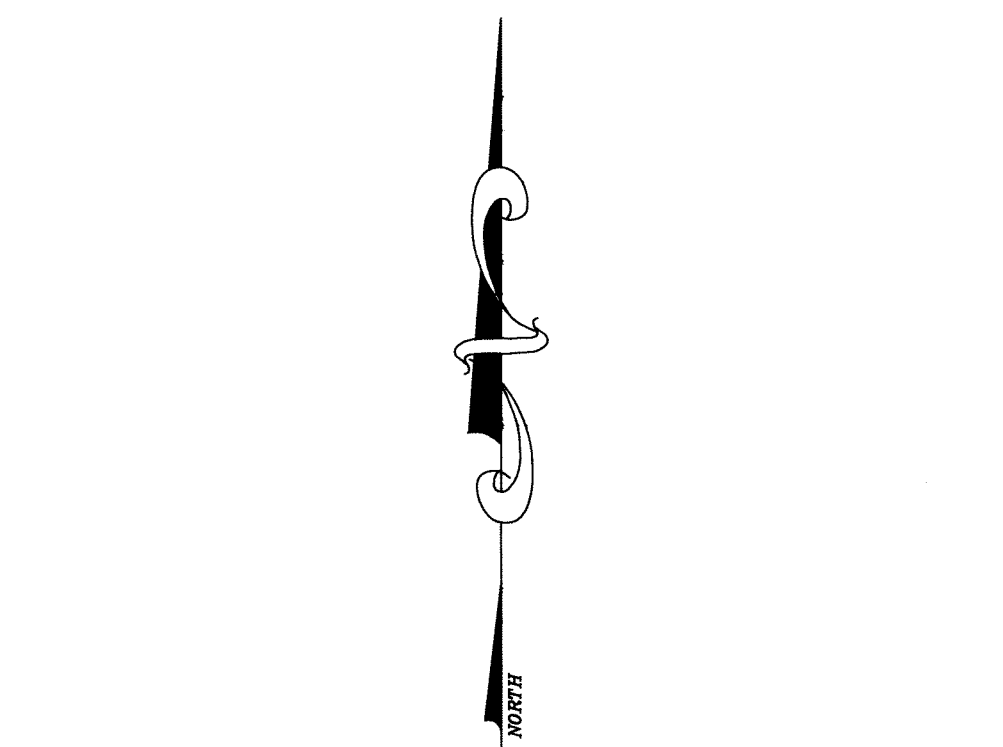
TOWN OF FIRESTONE APPROVAL

This is to certify that the FIRESTONE CENTER FIRST REPLAT was approved on this _____ day of MARCH, 2004, and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Minor Plat upon which this certificate is endorsed for all purposes indicated thereon.

[Signature]
Mayor
[Signature] Judy Hegwood
Attest: Town Clerk



VICINITY MAP
1" = 1200'±



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LEGEND

- X — X — FENCE LINE
- - - - - EASEMENT
- SECTION LINE
- - - - - QUARTER SECTION LINE
- PROPERTY LINE
- - - - - BUILDING SETBACK LINE
- R RECORDED
- P PLATTED
- M MEASURED
- DE DRAINAGE EASEMENT
- PAE PEDESTRIAN ACCESS EASEMENT
- U&DE UTILITY AND DRAINAGE EASEMENT
- U&AE UTILITY AND ACCESS EASEMENT
- PA&UE PEDESTRIAN ACCESS & UTILITY EASEMENT
- UD&PAE UTILITY, DRAINAGE AND PEDESTRIAN ACCESS EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND #4 REBAR WITH RED PLASTIC CAP STAMPED LS34995 UNLESS OTHERWISE NOTED
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP STAMPED LS 34995 UNLESS OTHERWISE NOTED
- CALCULATED POSITION

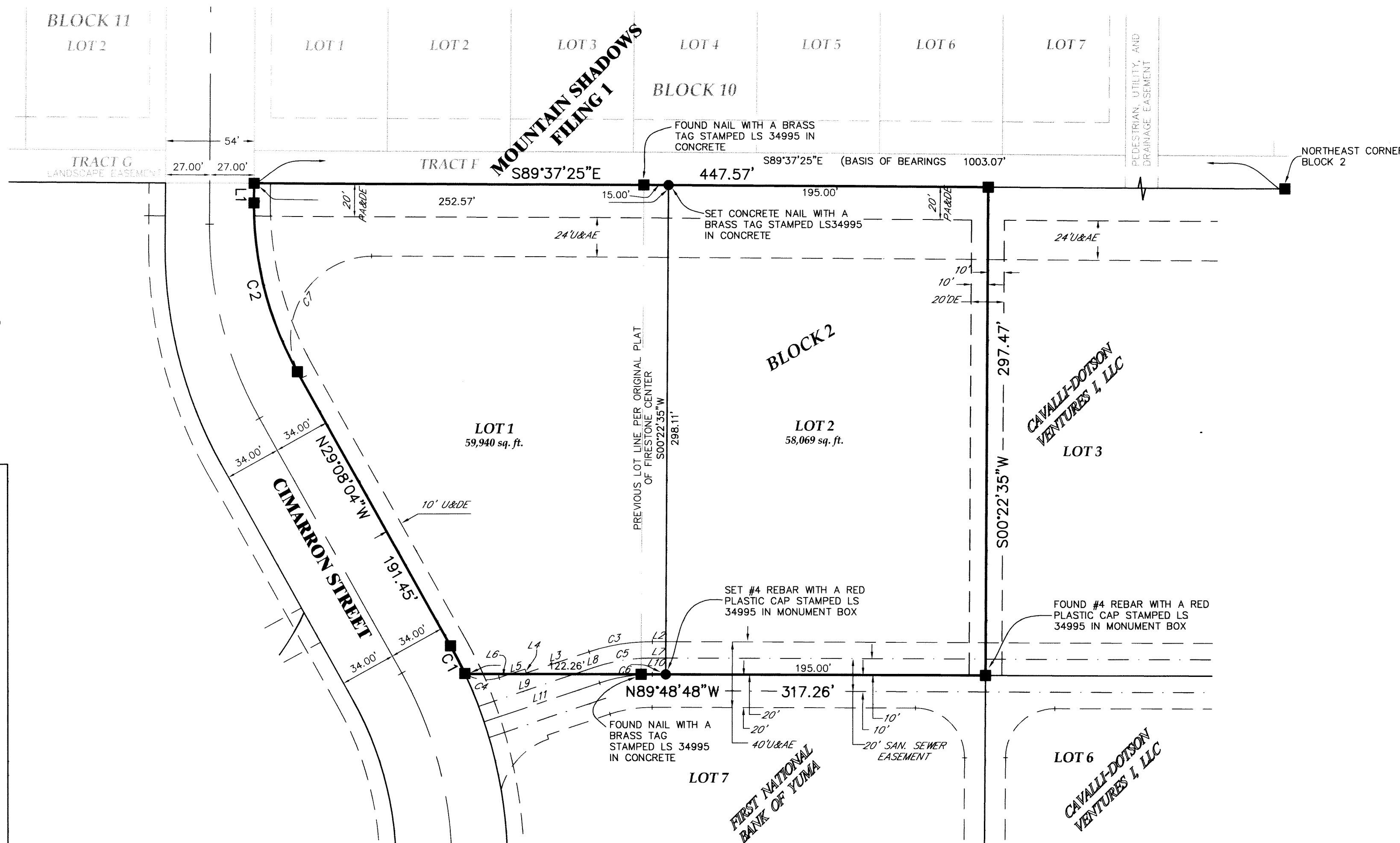
BASIS OF BEARINGS

Assuming the North line of Block 2 of Firestone Center to bear South 89°37'25" East with all bearings contained herein relative thereto.

SURVEYOR'S STATEMENT

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor, do hereby state that this Land Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all to the best of my knowledge, information, and belief.

[Signature]
Steven A. Lund - On Behalf Of King Surveyors Inc.
Colorado Registered Professional
Land Surveyor #34995



Note: No easements created by separate document or by the Plat of Firestone Center as filed August 27, 2003 under Reception No. 3100398 were affected by this replat, and additionally, no new easements are to be created by this replat. The purpose of this replat is solely to adjust the lotline between Lots 1 and 2 of Block 2.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°22'35"E	11.97'
L2	S89°48'48"E	8.28'
L3	N71°29'05"E	40.37'
L4	S18°30'55"E	2.50'
L5	N71°29'05"E	9.63'
L6	N71°29'05"E	6.93'
L7	S89°48'48"E	8.25'
L8	N71°29'05"E	13.07'
L9	N71°29'05"E	61.27'
L10	N89°48'48"W	8.22'
L11	N71°29'05"E	74.16'

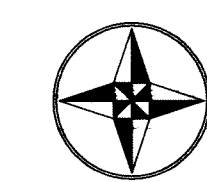
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	19.43'	274.00'	4°03'45"	19.42'	N27°06'11"W
C2	107.39'	208.50'	29°30'39"	106.21'	N14°22'44"W
C3	32.45'	120.00'	15°29'35"	32.35'	S79°13'52"W
C4	21.84'	24.50'	51°04'41"	21.13'	S82°58'35"E
C5	35.90'	110.00'	18°42'07"	35.75'	S80°50'08"W
C6	32.64'	100.00'	18°42'07"	32.50'	S80°50'08"W
C7	104.29'	50.00'	119°30'39"	86.39'	S30°37'16"W

Firestone Information Block	
Name of Submittal:	Firestone Center First Replat
Type of Submittal:	Minor Subdivision Plat
Filing Number:	
Phase Number:	
Sheet Title:	Firestone Center First Replat
Preparation Date:	02/16/04
Revision Date:	
Revision Date:	
Revision Date:	
Revision Date:	
Revision Date:	

Sheet 1 of 1

DATE: 02/16/04
FILE NAME: 2004069REP
SCALE: 1"=50'
DRAWN BY: BTB
CHECKED BY: SAL

KING SURVEYORS INC.
9299 EASTMAN PARK DRIVE • WINDSOR, CO 80550
PHONE: (970) 686-5011 • FAX: (970) 686-5821 • WWW.KINGSURVEYORS.COM



DATE:	3/22/04
REVISIONS:	
MONUMENTATION CHANGES	

FIRESTONE CENTER FIRST REPLAT
FOR BENCHMARK
1920 THOMAS AVE. SUITE 620 CHEYENNE, WYOMING
PHONE (307) 634-9064

PROJECT #:
2004069

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SHT 1 OF 1